

2020



HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

AUGUST 26, 2019



HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

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AUGUST 26, 2019

HAMMOCK BAY COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Hammock Bay Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

| <u>Fund Number</u> | <u>Fund Name</u> | <u>Services Provided</u> |
|---------------------------|-------------------------|---|
| 001 | General Fund | Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments |
| 201 | Debt Service Fund | Collection of Special Assessments for Debt Service on the Series 2016 Capital Improvement Revenue Refunding Bonds |

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

| | Fiscal Year 2019 Final Operating Budget | Current Period Actuals 10/1/18 - 2/28/19 | Projected Revenues & Expenditures 3/1/19 to 9/30/19 | Total Actuals and Projections Through 9/30/19 | Over/(Under) Budget Through 9/30/19 |
|---|--|---|---|---|--|
| REVENUES | | | | | |
| SPECIAL ASSESSMENTS | | | | | |
| Operations & Maintenance Assmts-Tax Roll | 43,163.32 | 41,437.00 | 1,726.32 | 43,163.32 | 0.00 |
| TOTAL SPECIAL ASSESSMENTS | 43,163.32 | 41,437.00 | 1,726.32 | 43,163.32 | 0.00 |
| INTERFUND TRANSFER | | | | | |
| Interfund Transfer | 13,911.68 | 0.00 | 7,512.28 | 7,512.28 | (6,399.40) |
| TOTAL INTERFUND TRANSFER | 13,911.68 | 0.00 | 7,512.28 | 7,512.28 | (6,399.40) |
| TOTAL REVENUES | \$57,075.00 | \$41,437.00 | \$9,238.60 | \$50,675.60 | (\$6,399.40) |
| EXPENDITURES | | | | | |
| LEGISLATIVE | | | | | |
| Supervisor Fees | 1,600.00 | 0.00 | 0.00 | 0.00 | (1,600.00) |
| TOTAL LEGISLATIVE | 1,600.00 | 0.00 | 0.00 | 0.00 | (1,600.00) |
| FINANCIAL & ADMINISTRATIVE | | | | | |
| District Engineer | 1,000.00 | 0.00 | 0.00 | 0.00 | (1,000.00) |
| Disclosure Report | 500.00 | 0.00 | 0.00 | 0.00 | (500.00) |
| Trustees Fees | 4,000.00 | 1,257.00 | 2,843.00 | 4,100.00 | 100.00 |
| Management & Accounting Services | 34,790.00 | 14,392.00 | 20,148.80 | 34,540.80 | (249.20) |
| Auditing Services | 6,600.00 | 0.00 | 6,600.00 | 6,600.00 | 0.00 |
| Arbitrage Rebate Calculation | 650.00 | 0.00 | 650.00 | 650.00 | 0.00 |
| Postage, Phone, Faxes, Copies | 500.00 | 46.00 | 64.40 | 110.40 | (389.60) |
| Professional Liability Insurance | 1,800.00 | 766.00 | 1,072.40 | 1,838.40 | 38.40 |
| Legal Advertising | 750.00 | 0.00 | 0.00 | 0.00 | (750.00) |
| Bank Fees | 750.00 | 75.00 | 105.00 | 180.00 | (570.00) |
| Dues, Licenses & Fees | 185.00 | 825.00 | (650.00) | 175.00 | (10.00) |
| Office Supplies | 100.00 | 0.00 | 0.00 | 0.00 | (100.00) |
| Website Administration | 0.00 | 950.00 | 850.00 | 1,800.00 | 1,800.00 |
| TOTAL FINANCIAL & ADMINISTRATIVE | 51,625.00 | 18,311.00 | 31,683.60 | 49,994.60 | (1,630.40) |
| LEGAL COUNSEL | | | | | |
| District Counsel | 3,000.00 | 0.00 | 0.00 | 0.00 | (3,000.00) |
| TOTAL LEGAL COUNSEL | 3,000.00 | 0.00 | 0.00 | 0.00 | (3,000.00) |
| OTHER PHYSICAL ENVIRONMENT | | | | | |
| General Liability Insurance | 750.00 | 68.00 | 613.00 | 681.00 | (69.00) |
| HOA Maintenance Agreement | 100.00 | 0.00 | 0.00 | 0.00 | (100.00) |
| TOTAL OTHER PHYSICAL ENVIRONMENT | 850.00 | 68.00 | 613.00 | 681.00 | (169.00) |
| TOTAL EXPENDITURES | \$57,075.00 | \$18,379.00 | \$32,296.60 | \$50,675.60 | (\$6,399.40) |
| EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES | \$0.00 | \$23,058.00 | (\$23,058.00) | \$0.00 | \$0.00 |

FISCAL YEAR 2019 BUDGET ANALYSIS

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

| | Fiscal Year 2019 Final Operating Budget | Total Actuals and Projections Through 9/30/19 | Over/(Under) Budget Through 9/30/19 | Fiscal Year 2020 Final Operating Budget | Increase / (Decrease) from FY 2019 to FY 2020 |
|---|--|---|--|--|---|
| REVENUES | | | | | |
| SPECIAL ASSESSMENTS | | | | | |
| Operations & Maintenance Assmts-Tax Roll | 43,163.32 | 43,163.32 | 0.00 | 43,142.84 | (20.48) |
| TOTAL SPECIAL ASSESSMENTS | 43,163.32 | 43,163.32 | 0.00 | 43,142.84 | (20.48) |
| INTERFUND TRANSFER | | | | | |
| Interfund Transfer | 13,911.68 | 7,512.28 | (6,399.40) | 3,800.00 | (10,111.68) |
| Reserves | 0.00 | 0.00 | 0.00 | 6,072.16 | 6,072.16 |
| TOTAL INTERFUND TRANSFER | 13,911.68 | 7,512.28 | (6,399.40) | 9,872.16 | (4,039.52) |
| TOTAL REVENUES | \$57,075.00 | \$50,675.60 | (\$6,399.40) | \$53,015.00 | (\$4,060.00) |
| EXPENDITURES | | | | | |
| LEGISLATIVE | | | | | |
| Supervisor Fees | 1,600.00 | 0.00 | (1,600.00) | 1,600.00 | 0.00 |
| TOTAL LEGISLATIVE | 1,600.00 | 0.00 | (1,600.00) | 1,600.00 | 0.00 |
| FINANCIAL & ADMINISTRATIVE | | | | | |
| District Engineer | 1,000.00 | 0.00 | (1,000.00) | 500.00 | (500.00) |
| Disclosure Report | 500.00 | 0.00 | (500.00) | 0.00 | (500.00) |
| Trustees Fees | 4,000.00 | 4,100.00 | 100.00 | 3,800.00 | (200.00) |
| Management & Accounting Services | 34,790.00 | 34,540.80 | (249.20) | 34,790.00 | 0.00 |
| Auditing Services | 6,600.00 | 6,600.00 | 0.00 | 6,600.00 | 0.00 |
| Arbitrage Rebate Calculation | 650.00 | 650.00 | 0.00 | 650.00 | 0.00 |
| Postage, Phone, Faxes, Copies | 500.00 | 110.40 | (389.60) | 150.00 | (350.00) |
| Professional Liability Insurance | 1,800.00 | 1,838.40 | 38.40 | 1,800.00 | 0.00 |
| Legal Advertising | 750.00 | 0.00 | (750.00) | 250.00 | (500.00) |
| Bank Fees | 750.00 | 180.00 | (570.00) | 200.00 | (550.00) |
| Dues, Licenses & Fees | 185.00 | 175.00 | (10.00) | 175.00 | (10.00) |
| Office Supplies | 100.00 | 0.00 | (100.00) | 0.00 | (100.00) |
| Website Administration | 0.00 | 1,800.00 | 1,800.00 | 250.00 | 250.00 |
| TOTAL FINANCIAL & ADMINISTRATIVE | 51,625.00 | 49,994.60 | (1,630.40) | 49,165.00 | (2,460.00) |
| LEGAL COUNSEL | | | | | |
| District Counsel | 3,000.00 | 0.00 | (3,000.00) | 1,500.00 | (1,500.00) |
| TOTAL LEGAL COUNSEL | 3,000.00 | 0.00 | (3,000.00) | 1,500.00 | (1,500.00) |
| OTHER PHYSICAL ENVIRONMENT | | | | | |
| General Liability Insurance | 750.00 | 681.00 | (69.00) | 750.00 | 0.00 |
| HOA Maintenance Agreement | 100.00 | 0.00 | (100.00) | 0.00 | (100.00) |
| TOTAL OTHER PHYSICAL ENVIRONMENT | 850.00 | 681.00 | (169.00) | 750.00 | (100.00) |
| TOTAL EXPENDITURES | \$57,075.00 | \$50,675.60 | (\$6,399.40) | \$53,015.00 | (\$4,060.00) |
| EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

FINANCIAL & ADMINISTRATIVE

District Engineer

Requirements for engineering services are estimated annual expenditures on as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc.

Disclosure Report

This is required of the District as part of the bond indentures.

Trustees Fees

This is required of the District as part of the bond indentures.

Management & Accounting Ser

As part of the consulting managers contract, the District retains Accounting Services to process invoices, prepare tax-rolls and record the District's transactions in compliance with governmental accounting standards.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Arbitrage Rebate Calculation

This is required of the District as part of the bond indentures.

Postage, Phone, Faxes, Copies

Cost of materials and service to produce agendas and conduct day-to-day business of the District.

Professional Liability Insuranc

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Capital Outlay

This is to purchase new equipment as required.

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

LEGAL COUNSEL

District Counsel

Requirements for legal services are estimated annual expenditures on an as needed basis and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract

The District carries \$1,000,000 in general liability and also has sovereign immunity.

HOA Maintenance Agreement

An agreement in place between the District and the HOA allows the HOA to govern the repairs and maintenance program of District assets.

INTERFUND TRANSFER

Transfers

A provision has been made to collect amounts attributable to collection costs on Series 2016 A Bonds to be transferred to Debt Service Revenue Funds.

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

| | | |
|------------------------------|-----------|----------------|
| CDD Debt Service Assessments | \$ | 217,945 |
| TOTAL REVENUES | \$ | 217,945 |

EXPENDITURES

| | | |
|---|-----------|----------------|
| Series 2016 May Bond Principal Payment | \$ | 130,000 |
| Series 2016 May Bond Interest Payment | \$ | 45,045 |
| Series 2016 November Bond Interest Payment | \$ | 42,900 |
| TOTAL EXPENDITURES | \$ | 217,945 |
| EXCESS OF REVENUES OVER EXPENDITURES | \$ | - |

ANALYSIS OF BONDS OUTSTANDING

| | | |
|--|-----------|------------------|
| Bonds Outstanding - Period Ending 11/1/2019 | \$ | 2,730,000 |
| Principal Payment Applied Toward Series 2016 Bonds | \$ | 130,000 |
| Bonds Outstanding - Period Ending 11/1/2020 | \$ | 2,600,000 |

HAMMOCK BAY

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

| Lot Size | EAU Value | Total Unit Count | Debt Service Unit Count | Fiscal Year 2019 | | | | | Fiscal Year 2020 | | | | | Assessment Variance ⁽²⁾ | |
|--------------|-----------|------------------|-------------------------|-----------------------|-------------------------------|--------------------------------|---|--|-----------------------|-------------------------------|--------------------------------|---|--|------------------------------------|-----------------------------------|
| | | | | Debt Service Per Unit | O&M Per Unit w/o Debt Service | O&M Per Unit with Debt Service | Fiscal Year 2019 Total w/o Debt Service | Fiscal Year 2019 Total with Debt Service | Debt Service Per Unit | O&M Per Unit w/o Debt Service | O&M Per Unit with Debt Service | Fiscal Year 2020 Total w/o Debt Service | Fiscal Year 2020 Total with Debt Service | Inc/(Dec) In O&M w/o DS Per Unit | Inc/(Dec) In O&M with DS Per Unit |
| 60 | 1.00 | 3 | 3 | \$526.88 | \$64.39 | \$107.48 | \$64.39 | \$634.36 | \$526.88 | \$64.39 | \$107.48 | \$64.39 | \$634.36 | \$0.00 | \$0.00 |
| 70 | 1.17 | 107 | 36 | \$616.45 | \$64.39 | \$107.48 | \$64.39 | \$723.93 | \$616.45 | \$64.39 | \$107.48 | \$64.39 | \$723.93 | \$0.00 | \$0.00 |
| 75 | 1.25 | 92 | 42 | \$658.60 | \$64.39 | \$107.48 | \$64.39 | \$766.08 | \$658.60 | \$64.39 | \$107.48 | \$64.39 | \$766.08 | \$0.00 | \$0.00 |
| 80 | 1.33 | 149 | 110 | \$700.76 | \$64.39 | \$107.48 | \$64.39 | \$808.24 | \$700.76 | \$64.39 | \$107.48 | \$64.39 | \$808.24 | \$0.00 | \$0.00 |
| 85 | 1.42 | 1 | 1 | \$748.18 | \$64.39 | \$107.48 | \$64.39 | \$855.66 | \$748.18 | \$64.39 | \$107.48 | \$64.39 | \$855.66 | \$0.00 | \$0.00 |
| 90 | 1.50 | 5 | 1 | \$790.32 | \$64.39 | \$107.48 | \$64.39 | \$897.80 | \$790.32 | \$64.39 | \$107.48 | \$64.39 | \$897.80 | \$0.00 | \$0.00 |
| 95 | 1.58 | 2 | 2 | \$832.47 | \$64.39 | \$107.48 | \$64.39 | \$939.95 | \$832.47 | \$64.39 | \$107.48 | \$64.39 | \$939.95 | \$0.00 | \$0.00 |
| 100 | 1.67 | 73 | 52 | \$879.89 | \$64.39 | \$107.48 | \$64.39 | \$987.37 | \$879.89 | \$64.39 | \$107.48 | \$64.39 | \$987.37 | \$0.00 | \$0.00 |
| 110 | 1.83 | 22 | 15 | \$964.19 | \$64.39 | \$107.48 | \$64.39 | \$1,071.67 | \$964.19 | \$64.39 | \$107.48 | \$64.39 | \$1,071.67 | \$0.00 | \$0.00 |
| Commercial | 2.00 | 50 | 50 | \$1,053.77 | \$64.39 | \$107.48 | \$64.39 | \$1,161.25 | \$1,053.77 | \$64.39 | \$107.48 | \$64.39 | \$1,161.25 | \$0.00 | \$0.00 |
| Total | | 504 | 312 | | | | | | | | | | | | |

Notations:

⁽¹⁾ Annual assessments are adjusted for collection costs and early payment discounts of 6%.

⁽²⁾ An increase in assessments creates a positive figure; conversely, a decrease in assessments creates a negative figure.



FISCAL YEAR 2020
FINAL ANNUAL OPERATING BUDGET